

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2174/0F1
2.	Proposed Development:	2 STOREY EXTENSION FOR GARAGE, UTILITY, LOUNGE AND BEDROOMS. SINGLE STOREY EXTENSION FOR SUN ROOM
3.	Location:	THE BUNGALOW, BIRKS ROAD, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to the dwelling known as The Bungalow, a detached property located on Birks Road in Cleator Moor. The property is accessed directly from Birks Road. There are other residential properties surrounding this dwelling. PROPOSAL Planning Permission is sought for a two storey extension to provide an additional two bedrooms, shower room and en-suite on the first floor and two bedrooms and a lounge, integral garage and utility room on the ground floor. The existing ground floor will be re-	

configured to open the family room and kitchen into one large room. This will follow through to an additional single storey extension to provide a sunroom.

The two-storey side extension will project 6.6 metres from the side elevation and it will be 12.4 metres in depth. The overall height will increase from 5.2 metres to 6.8 metres for the two storey element with the bulk of the roof line remaining as existing.

The proposed extension will be finished in materials to match the existing dwelling including dry dash render walls, a concrete interlocking tiled roof and white UPVC windows.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on this site.

CONSULTATION RESPONSES

Cleator Moor Town Council

No response received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No comments have been received as a result of these advertisements.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013):



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Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Emerging Copeland Local Plan 2021-2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and closed on the 28th March 2024. The Planning Inspectors Report is awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework 2023 (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the impact on the surrounding residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Cleator Moor to provide an extended living space for the occupants. Policy DM18 of the CS and H14PU of the ELP support extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy Policies DM18 of the CS, H14PU of the ELP and the NPPF guidance.

Scale and Design

Policy ST1 of the CS, DS1PU of the ELP and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. Policy DM10 and DM18 of the CS and H14PU of the ELP seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposal will add a further projection and increase in height to the side and a further projection to the rear of the dwelling. The dwelling is sited on a suitably sized plot, capable of accommodating an enlargement of this scale comfortably.

The side two storey extension has been designed with a projecting gable and pitched roof – reflective of other modern properties within Cleator Moor. In addition, the proposed materials are proposed match the existing property.

On this basis, the proposal is considered to meet Policy DM18 of the CS, H14PU of the ELP and the NPPF guidance.

Residential Amenity

Policy ST1 and DM18 of the CS, H14PU of the ELP and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.



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The proposal will be located to the side and will bring the dwelling closer in proximity to the neighbouring dwelling and will also add a two storey element which will increase the height on the boundary. Whilst this will be a material change for the neighbouring property, there is a significant drop in levels with The Bungalow sitting much lower in the street scene than the adjoining property. The two storey element will raise the roof height next to the neighbour, however it will still be lower in overall height than the neighbouring roof height and the pitch will slope away allowing further space between the bulk of the two properties.

A gap has been left between the boundary and side of the dwelling to allow for maintenance.

No windows are proposed within the side elevation, other than a velux window above eye level on the first floor, therefore mitigating any potential overlooking issues.

In addition, due to the orientation of the existing property, the two-storey side extension will not cause a significant loss of light or dominance on the neighbouring properties. The side of the neighbouring property does not contain any windows to habitable rooms.

No objections were received from the neighbouring properties, however the proposal has been assessed in order to consider any future occupants of the dwelling.

On this basis, the proposal will not have an adverse impact on the residential amenity and it is considered to comply with Policy DM18 of the CS, Policy H14PU of the ELP and NPPF guidance.

Highway Safety

Policy DM22 of the CS and CO7PU of the ELP encourage innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and off-street parking will remain unchanged to the front of the property and therefore it is considered that the existing driveway and replacement garage will provide adequate off-street parking to meet the needs of the property.

On this basis, the proposal is considered to satisfy Policy DM22, CO7PU of the ELP and the standards set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

The application seeks planning permission for a two-storey side extension and single storey rear extension.

On balance, the proposed extensions are considered to reflect the character and appearance of the existing property and similar extensions exist within the locality. The proposal is of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties or highway safety.

Overall, it represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Application form, received 17th May 2024;</p> <p>Site Location Plan, scale 1:1250, received 17th May 2024;</p> <p>Proposed Block Plan, scale 1:250, drawing number NTRK/10, received 17th May 2024;</p> <p>Proposed Ground Floor Plan, scale 1:50, drawing number NTRK/3, received 17th May 2024;</p> <p>Proposed First Floor Plan, scale 1:50, drawing number NTRK/4, received 17th May 2024;</p> <p>Proposed Front Elevations, scale 1:50, drawing number NTRK/5, received 17th May 2024;</p> <p>Proposed Rear Elevations, scale 1:50, drawing number NTRK/6, received 17th May 2024;</p> <p>Proposed Side Elevations, scale 1:50, drawing number NTRK/7, received 17th May 2024;</p> <p>Proposed Side Elevations, scale 1:50, drawing number NTRK/8, received 17th May 2024;</p> <p>Street Scene, scale 1:250, drawing number NTRK/11, received 1st July 2024.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act</p>



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1990, as amended by the Planning and Compulsory Purchase Act 2004.

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority <

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: Sarah Papaleo

Date : 17/07/2024

Authorising Officer: N.J. Hayhurst

Date : 19/07/2024

Dedicated responses to:- N/A